

AGENDA
WESTCLIFFE PLANNING COMMISSION
TOWN OF WESTCLIFFE
WEDNESDAY, JANUARY 4TH, 2023
PATTERSON HALL-1000 MAIN
REGULAR MEETING
3:00 p.m.

Join by Zoom

Meeting ID: 838 6126 8868 Passcode: 696667

By phone: 669 900 6833

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Recognition of Visitors
5. Approval of minutes
6. Old Business
 - a. Consideration and recommend a Master Plan Review Committee to the Board of Trustees.
7. New Business
 - a. Discuss the 3-mile plan.
8. Public Comment

Adjourn

NOTE: The Mayor and another Trustee may vote on matters before the Planning Commission and the Board of Trustees.

**WESTCLIFFE PLANNING COMMISSION
TOWN OF WESTCLIFFE
WEDNESDAY, DECEMBER 7th, 2022
REGULAR MEETING**

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CALL TO ORDER

Ms. Patterson called the meeting to order at 3:00 pm.

ROLL CALL

The following members were present: Chairman Patterson, Ms. Snow, Mr. Fulton, and Mr. Wenke.

ABSENT: Mr. Lund and Mr. Van Doren

PLEDGE OF ALLEGIANCE

Ms. Patterson led the pledge of allegiance.

OTHERS PRESENT:

Kathy Reis

APPROVAL OF MINUTES

ACTION: Mr. Fulton moved, and Mr. Wenke seconded to approve the November 2, 2022, minutes. Motion carried.

OLD BUSINESS

- a. Review and consider recommending to the Board of Trustees to approve Title 10.

After reviewing the proposed changes to Title 10 and with no further changes other than two grammatical changes in 10-1-16 change “an to a” in front of STR, it was determined to send the revision to the Board of Trustees for consideration.

ACTION: Ms. Snow moved, and Mr. Fulton seconded to approve recommending the Board of Trustees to approve the revision of Title 10. Motion carried.

NEW BUSINESS

None

ADJOURN

Mr. Fulton moved, and **Mr. Wenke** seconded to adjourn the meeting. Motion carried.

Recorded by:

Kathy Reis, CMC

Town Clerk

INTRODUCTION

The Town of Westcliffe Three-Mile Area Plan is prepared to comply with Section 31-12-105(1)(e)(D) of the Colorado Revised Statutes, as follows:

"...Prior to the completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area, which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area. Such plan shall be updated at least once annually..."

The Town of Westcliffe Master Plan identifies an Area of Planning Influence. Within that Area of Planning Influence is contained the three-mile area delineated on the Three-Mile Area Plan Map. The proposed location of physical features within the three-mile area, such as arterial streets and interchange locations are described on the Three-Mile Area Plan Map. Several plan themes within the Town of Westcliffe Master Plan also address or reference proposed improvements within the three-mile area, including Transportation, Services and Infrastructure, and Community Health. The extent and character of these and other proposed improvements within the three-mile area components are described and classified into the following three categories: Transportation, Utilities and Recreation.

UTILITIES

Round Mountain Water and Sanitation District (RMWSD) is the Public Water Supply providing water to The Town of Westcliffe. Based on the District's 2011 Firm Yield Study the district currently has sufficient water rights until approximately 2050, based on 2% growth. Growth since 2011 has averaged less than 1%. RMWSD also provides sanitary sewer service to The Town of Westcliffe. RMWSD is currently in preliminary design of a new wastewater treatment system to add capacity to serve an additional 250 single-family residences. Planned completion of construction of the new treatment system is Fall 2019.

RECREATION

Any parks, playgrounds and open space for the three-mile area as described in the Town of Westcliffe proposed three-mile-annexation plan will comply with the Town of Westcliffe Title IO Planning and Zoning Regulations.

LAND USE

The proposed land use for the Three-Mile Area Plan is classified into the following three categories: Agriculture, Rural/Rural Preservation and Industrial/Commercial Centers.

AGRICULTURE

This district is designed to protect and preserve the agricultural industry of the Town of Westcliffe, and to protect the rural property owners from encroachment by urban land uses.

RURAL/RURAL PRESERVATION

This land use category includes existing rural residential neighborhoods, large lot development, very low-density cluster development, and large agricultural land holdings that desire to remain rural in character.

INDUSTRIAL/COMMERCIAL CENTERS

The Industrial/Commercial centers are intended to serve as a location for non-residential commercial and industrial land uses inclusive of large scale warehousing, manufacturing, outdoor storage, distribution and trans-loading facilities. Additional supporting uses could include hotels, restaurants, child care centers and retail.

ANNEXATION POLICIES

- All annexations shall be in conformance with the provisions of Section 31-12 of the Colorado Revised Statutes. The Three-Mile Area Plan shall be reviewed and updated annually, incorporating any municipal boundary adjustments and related three-mile area boundary adjustments as necessary.
- Annexation is an agreement between a willing land owner and a willing local government. The Town and property owner should enter into a pre-annexation agreement as a precursor to any annexation. Pre-annexation agreements establish the conditions of annexation and provide the Town and property owner with a set of negotiated obligations upon annexation.
- The Town shall respect the private property rights of existing landowners and honor County rural residential zoning designations.

ANNEXATION CRITERIA

The basic criteria used to determine which parcels of land may be desirable for future annexation by the Town are as follows:

- Consider those parcels that can be served by Westcliffe with little or only minimal adverse impacts.
- Consider those parcels that offer an opportunity to broaden the housing stock of the Town, and help provide housing for all economic segments of the community.
- Consider those parcels that can broaden the Town's industrial or commercial base, and help provide employment opportunities and retail services to area residents.
- Consider those parcels within areas designated as industrial center or commercial center in the Town's Master Plan.
- Do not consider land that would be difficult to access or serve with public facilities and services due to natural constraints, such as floodplains, wetlands or other similar features.
- Do not consider existing rural residential developments that desire to remain unincorporated.
- Consider annexing existing parcels or areas that are in need of sewer and/or water service due to environmental concerns, failing septic systems/wells, poor water quality or quantity.

Cnty RD 243

Future Industrial / Commercial
289 Acres +/-

Exst. Range View Industrial Park

Custer County
Agricultural

Custer County

State Highway 69
Pines Rd.

Lake DeWeese Road

R.M.W.

Cnty RD 243

Townot

Silver Cliff

State High 96

Main Street

Town of
Silver Cliff

Custer County
Agricultural



RU181 Presennrtton



Tc Town of
St. Silver Cliff

Town of Westcliffe, CO
Three - Mile Area Plan Map

not to scale